

141.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel  
 APPRAISED: 1,165,400 / 1,165,400  
 USE VALUE: 1,165,400 / 1,165,400  
 ASSESSED: 1,165,400 / 1,165,400



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		GRAY ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KOTELLY FRANCES & JOHN	
Owner 2: TRUSTEES/KOTELLY FAMILY TR	
Owner 3:	

Street 1: 235 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: KOTELLY FRANCES &amp; JOHN -

Owner 2: TRUSTEES/KOTELLY FAMILY TR -

Street 1: 235 GRAY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3251 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7437		Sq. Ft.	Site		0	80.	0.86	9									514,486						514,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7437.000	645,800	5,100	514,500	1,165,400		90680
							GIS Ref
							GIS Ref
							Insp Date
							11/25/08

PREVIOUS ASSESSMENT								Parcel ID	141.0-0003-0008.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	645,800	5100	7,437.	514,500	1,165,400		Year end	12/23/2021	
2021	104	FV	616,800	5100	7,437.	514,500	1,136,400		Year End Roll	12/10/2020	
2020	104	FV	616,700	5100	7,437.	514,500	1,136,300	1,136,300	Year End Roll	12/18/2019	
2019	104	FV	476,900	5100	7,437.	482,300	964,300	964,300	Year End Roll	1/3/2019	
2018	104	FV	476,900	5100	7,437.	398,700	880,700	880,700	Year End Roll	12/20/2017	
2017	104	FV	448,000	5100	7,437.	366,600	819,700	819,700	Year End Roll	1/3/2017	
2016	104	FV	448,000	5100	7,437.	334,400	787,500	787,500	Year End	1/4/2016	
2015	104	FV	400,600	5100	7,437.	328,000	733,700	733,700	Year End Roll	12/11/2014	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
KOTELLY CHRISTO	30022-298		4/9/1999	Convenience	99	No	No			10895
	12052-167		8/6/1971		42,000	No	No	N		ASR Map:

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/16/2005	98	Re-Roof	12,000						11/25/2008	Meas/Inspect	163	PATRIOT					
3/30/1998	158	Manual	3,500					REPAIR PORCH	9/27/2005	Fieldrev-Chg	BR	B Rossignol					
8/21/1996	408	Manual	2,000					REBUILD PORCH	11/10/1999	Meas/Inspect	243	PATRIOT					
									2/1/1989		PM	Peter M					

Sign:  VERIFICATION OF VISIT NOT DATA

